

EXHIBIT A

Lease Value Calculations:**Property:****Tenant:****Space:****SF:****Term Expiration Date:**

Lease Termination due to Prohibited Use Violation

Overlook

Ross

130

28,223

1/31/2030

<u>Term Remaining</u>	<u>Base Rent/period</u>	<u>Base Rent/month</u>		<u>NNN/period</u>	<u>NNN/month</u>
LY 1 June 2025 - Jan 2026 (Prorated)	\$ 258,710.80	\$ 32,338.85	Calendar Year 2025, 7 months	\$ 17,297.42	\$ 2,471.06
LY 2 Feb 2026 - Jan 2027	\$ 388,066.20	\$ 32,338.85	Calendar Year 2026, 12 months	\$ 30,542.30	\$ 2,545.19
LY 3 Feb 2027 - Jan 2028	\$ 388,066.20	\$ 32,338.85	Calendar Year 2027, 12 months	\$ 31,458.57	\$ 2,621.55
LY 4 Feb 2028 - Jan 2029	\$ 388,066.20	\$ 32,338.85	Calendar Year 2028, 12 months	\$ 32,402.33	\$ 2,700.19
LY 5 Feb 2029 - Jan 2030	\$ 388,066.20	\$ 32,338.85	Calendar Year 2029, 12 months	\$ 33,374.40	\$ 2,781.20
	<u>\$ 1,810,975.60</u>		Calendar Year 2030, 1 month	<u>\$ 2,864.64</u>	<u>\$ 2,864.64</u>
				\$ 147,939.65	
Total Base + NNN		\$ 1,958,915.25			
TOTAL OWED through 1/31/30		\$ 1,958,915.25			

Notes:

2025 NNN charges = \$2,471.06/month.

Assume NNN annual escalation is +3% YOY.